

# Kakaako Connection

Vol. 18, No. 4 Oct. 1996

A Publication of the  
HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY



## OCTOBER 9 PUBLIC HEARING SET FOR PROPOSED INDUSTRIAL SPACE REQUIREMENT AMENDMENTS

To facilitate development in the Kakaako District and to encourage industrial uses there, the Hawaii Community Development Authority (HCDA) has finalized a number of proposed amendments which would convert the industrial use requirement to an incentive-based system. A public hearing on these amendments is scheduled for October 9, 1996, 2:15 p.m., at 677 Ala Moana Boulevard, Suite 1000 Conference Room. (The HCDA is also working on proposed changes to its open space requirements. A summary of these amendments and the date of the public hearing will be included in the next issue of the Kakaako Connection.)

The proposed amendments to the Kakaako District's Mauka Area Rules would allow industrial uses to be encouraged rather than required. The changes are proposed to alleviate problems and issues that the HCDA and developments in Kakaako have faced over the years since the requirement took effect. The current HCDA rules require that new projects in Kakaako must include 30 percent of their lot area, or 0.3 FAR (Floor Area Ratio), in industrial floor space. Public comments and analyses conducted by the HCDA have indicated that it is not feasible, for economic and other reasons, to incorporate many of the industrial uses in

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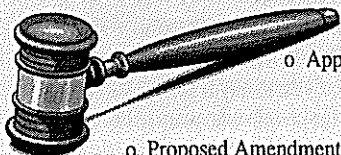
*A rendering of the Emerald Tower complex*

## EMERALD TOWER PROJECT GIVEN AUTHORITY APPROVAL

**Complex Will Include Residential, Commercial & Industrial Activities**

A proposal to develop the Emerald Tower—a residential, commercial and industrial complex at the Diamond Head makai corner of Kapiolani Boulevard and Ward Avenue in Kakaako—has been approved by the Hawaii Community Development Authority (HCDA). At its September meeting, members of the Authority granted POSEC Hawaii Inc.'s request for a planned development permit and joint development to build the 30-story complex, which will include 178 residential units planned for the "mid-market" group. The proposal for Emerald Tower also calls for 11,392 square feet of commercial space and a 17,868 square foot industrial component.

### HAWAII COMMUNITY DEVELOPMENT AUTHORITY Regular Meeting & Public Hearing Oct. 9, 1996 2:00 p.m. 677 Ala Moana Blvd. Suite 1000 Conference



#### Action Items:

- o Approval of Amendments to the Kakaako Community Development District Mauka Area Rules, Title 15, Chapter 22, Hawaii Administrative Rules

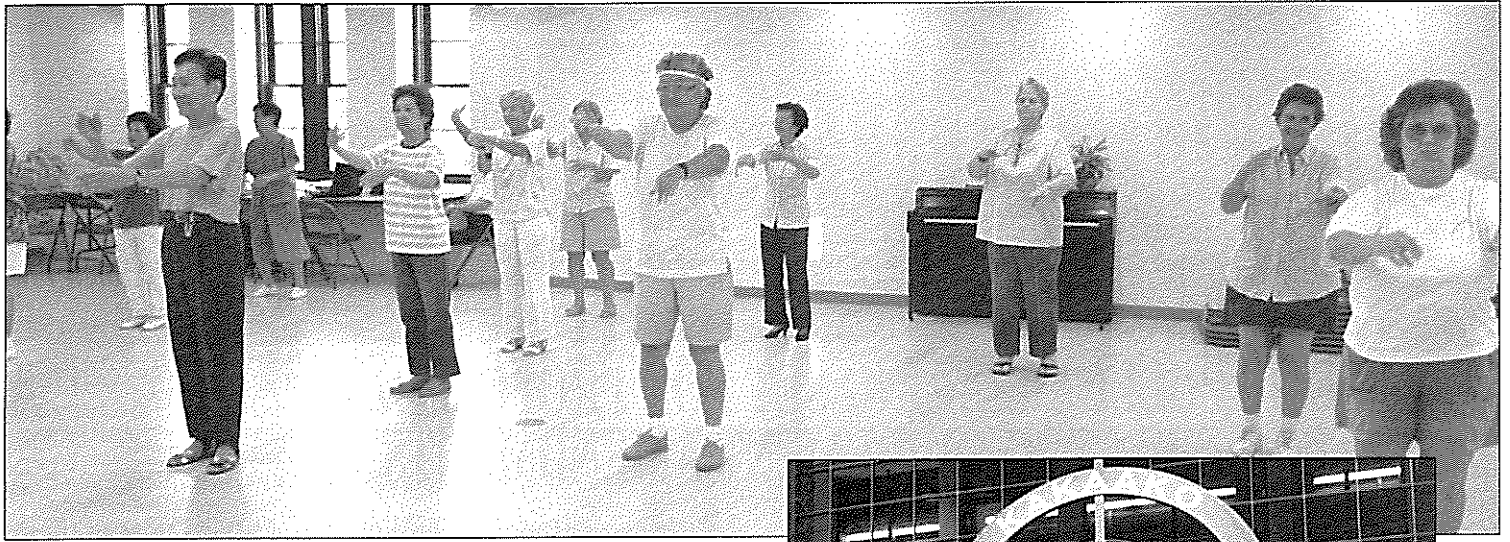
#### Public Hearing Item:

- o Proposed Amendments to Kakaako Community Development District Mauka Area Rules pertaining to Industrial Space Requirement

#### Information Items:

- o Final Report on Traffic Study for Makai Area (Kaku & Associates)
- o Proposed Rules for the Kakaako Waterfront and Kewalo Basin Parks

Note: Agenda items are tentatively set at the time of newsletter printing. Call the HCDA office for more information.



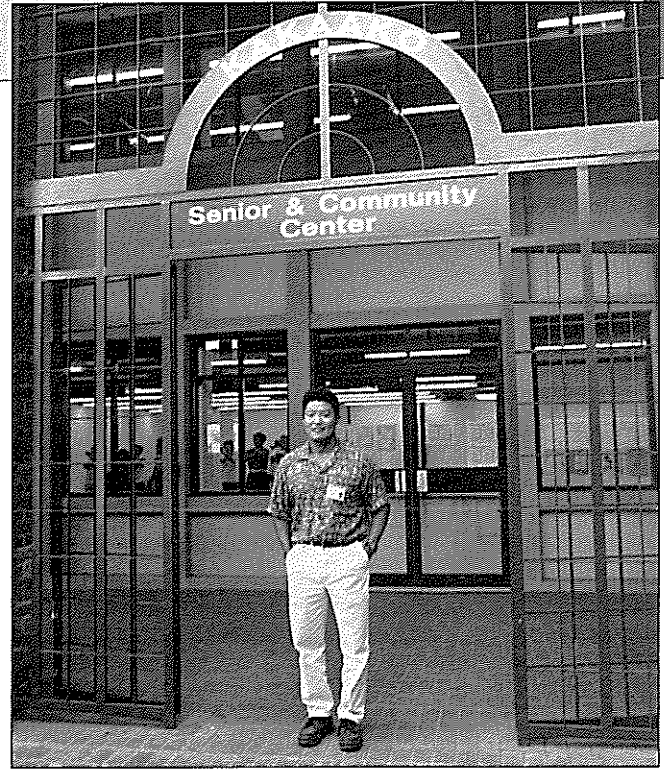
## NEWLY OPENED KAKAAKO SENIOR & COMMUNITY CENTER PROVIDES AN EXCITING ARRAY OF ACTIVITIES

*The historic Royal Brewery structure in Kakaako is again alive with activities and a new sense of purpose. Just over a month ago, the Catholic Charities Elderly Services opened the doors of its new Kakaako Senior and Community Center in the renovated brewery building at 547 Queen Street. The restored Royal Brewery is an integral component of the Hawaii Community Development Authority's (HCDA) recently completed Honuakaha Affordable Housing complex, which includes 150 affordable rental apartments for seniors and 93 condominium units for sale. Following is a profile of the Kakaako Senior and Community Center.*

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The goal of the dedicated staff who plan for and operate the Kakaako Senior and Community Center is to establish a "model" senior/community center; a one-stop facility which provides recreational, educational and social services to senior citizens and the community at large. The center, one of two senior centers operated by the Catholic Charities Elderly Services, is located within easy walking distance from the 600 seniors who live in the three HCDA elderly housing developments in Kakaako. "We don't have any geographical restrictions so members from any community can join our (Kakaako) center," states Chuck Ibara, supervisor of the Kakaako Senior and Community Center and Assistant Program Director for the Catholic Charities senior centers. He adds that because the Kakaako center is funded solely from contribution from the private sector and center participants, it is different from Catholic Charities' Lanakila Senior Center, which relies on government funding. The Kakaako center's annual membership fee for seniors 55 years old and above is \$20, and couples have a special rate of \$30 per year. Members can enroll in a wide variety of classes for \$1 per class, while nonmembers pay \$2 per class. Besides the reduced class fee, members receive discounts on the center's excursions and special events.

Current and planned classes and activities at the Kakaako Senior and Community Center cover a wide spectrum of interests and subjects. They include: tai chi, Filipino dance, line dancing, beginning hula, beginning Japanese and Mandarin languages, crafts (canvas work, knitting, etc.), Hawaiian quilting, Kiatsu (a massage and stretch class); and strength training. The classes are held among the Kakaako center's 6,800 square feet of floor space, located on the Brewery building's first three floors.



*At top of page, seniors participate in a line dancing class, and above, Kakaako Senior & Community Center supervisor Chuck Ibara.*

In coming up with the first batch of classes, Ibara and Catholic Services senior centers' Program Director Diane Terada used various means. "We handed out surveys and we got a fairly good response. We worked from their interests and input," Ibara explains. "We also visited different senior centers and found out what their popular classes are. We always encourage suggestions and comments from our members and we value their input. We are planning to have some informational coffee hours in the near future." Other activities being planned by Ibara include: more arts and crafts activities, musical group classes (such as beginning ukulele); educational services (presentations by the American Heart Association and the American Cancer Society; and health fairs conducted by Kaiser-Permanente. In addition to serving Oahu's senior population, Ibara said he is gearing up other activities to interest members of the community at large. He says, "We're looking in the future at having late afternoon or early evening classes such as aerobics and line dancing for business people. We haven't done any flyers or surveys but we feel there's an interest out there, especially for people who want to beat the traffic. We are also looking at lunch hour crafts for working people and seniors."

The Kakaako Senior and Community Center is currently open on Mondays through Fridays, from 8:30 a.m. to 4:30 p.m. The center's telephone number is 533-1994.

# AUTHORITY LIFTS RESTRICTIONS ON SALE OF REMAINING UNITS IN HONUAKAHA COMPLEX

**I**n an effort to facilitate the sale of the 49 uncontracted units in the Honuakaha Affordable Housing complex, the Hawaii Community Development Authority has lifted most of the reserved housing restrictions and qualifications associated with the for-sale condominium units in the project. All income, asset, property ownership, buy-back and shared equity restrictions will not be attached to future sales. These changes are now pending final approval by the Real Estate Commission. The only limitation that will remain is a one-year owner occupancy requirement for all units. The Honuakaha Affordable Housing Project, completed in October 1995, includes 243 affordable housing units, 150 of which are rental apartments for senior citizens and 93 are for-sale condominium units. As part of the project, the historic Royal Brewery building was completely renovated for use as a senior citizen community center and to provide commercial office space. The Honuakaha received two awards in the 1996 Parade of Homes competition in the categories of landscaping and affordable housing. Currently, 49 for-sale studio and one-bedroom units are available for sale. The studios range in price from \$150,000 - \$168,000, and the one-bedroom units



*Residential units in Honuakaha share an attractive courtyard.*

range from \$182,000 - \$187,000. To make the units more affordable to the public, the HCDA recently reduced the prices of the unsold studio units by about \$10,000 per unit. For more information on the sale of Honuakaha units, contact Properties Unlimited at 487-3855.

This column regularly features stories on businesses located in Improvement District 4 project area along Kamakee Street (between Kapiolani Blvd. & Queen St.)

## **BHP GAS COMPANY:** *It's Kakaako Facility Has Been Serving Hawaii's Gas Energy Needs Since 1931*

Bright and early every weekday morning, a fleet of blue and white trucks leaves BHP Gas Company's distribution facility in the heart of Kakaako, ready to service homes and businesses in neighborhoods throughout Oahu. Like clockwork, BHP Gas Company begins each day with the familiar scene, just as it has since 1931, when the company built its distribution center on the 90,000 square foot site at the corner of Kamakee and Waimanu Streets. BHP Gas Co.—founded in 1904 as Honolulu Gas Company, Ltd.—today boasts 115,000 consumers throughout the State of Hawaii. With so many counting on gas energy, an efficient operation is crucial. Service technicians hit the road, providing maintenance and repairs to gas pipelines and other equipment to keep gas flowing for water heating, cooking, clothes drying and other daily chores.

As the only full-service gas service company in Hawaii, BHP Gas Company produces synthetic natural gas (SNG) using a pollution-free process at its 16.7-million-cubic-foot-capacity manufacturing plant in the Campbell Industrial Park. SNG from the plant is distributed through an underground utility system on Oahu from Kapolei to Hawaii Kai. The company delivers propane gas to customers on Oahu and the neighbor islands, who are not served by the SNG utility system. The company employs 350 people, a third of whom work at the Kakaako facility. The staff includes the construction crews, the accounting and customer service departments, and warehouse operations personnel. Calls for

repairs and maintenance, gas orders and requests for information are handled by the customer service department at the Kamakee Street site.

BHP's distribution department's service crews—who install and maintain the company's gas utility system and equipment as well as connect and install appliances—are also dispatched from the Kakaako facility. The Kamakee Street office also houses the sales and marketing department, along with the materials, accounting, financial and billing departments. The sales and marketing branch promotes residential and commercial gas use, provides cost estimates on installation, arranges installations with customers and even works with architects and engineers to develop gas energy for new subdivisions. BHP's engineering department at the Kamakee Street office designs and specifies equipment and materials, reviews work orders from the sales and marketing department, provides blueprints and ensures company and consumer compliance with government standards. The Clean Air Center, a division of BHP Gas Company also located at Kamakee Street, works to convert gasoline-powered vehicles to run on propane and provides diagnostic testing for such vehicles. Besides its use for cooking, heating water and other activities, high-quality propane is recognized by the Environmental Protection Agency as a clean burning motor fuel. Although BHP Gas Company's distribution center has remained at the Kakaako location for

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## **Kakaako** NEIGHBORS



# RelocationSpace

As a service to Kakaako businesses, following are listings of available commercial/industrial spaces in Kakaako and where to call for more information. Information for possible inclusion in this column is welcome. Call Irene Iha at 587-2870 or write to the HCDA office by the 10th of each month.

## KAKAOKO

- o 1) 660 Ala Moana Bldg, 4,137 sf retail/whse/ofc, 660 sf & 785 sf ofc; 2) 680 Ala Moana Bldg, 468 sf, 4,000 sf ofc, \$1.95/sf gross; call Omni Investment 523-1822.
- o 677 Ala Moana Blvd, former Gold Bond Bldg, 159 usf-3,897 usf ofc, \$1.38/usf, est \$0.87/sf CAM, 3-5 yrs, call Kalani Schrader (S) 541-5117, CB Commercial Real Estate.
- o Auahi Bus Ctr, indus: 2,247 sf @ \$1.10/sf net; ofc: from 118 sf from \$250/mo gross; retail/whse: 2,100 sf @ \$1.40/sf nnn; call Omni Investment 523-1822.
- o 614 Cooke St, 1,000 sf-3,000 sf ofc, \$1.00/sf nnn, call Steve Yago 599-5039, Landmark Commercial.
- o 716 Cooke & 711 Kawaiahao Sts, 1,747 sf 2nd flr ofc, \$1.00/sf, est \$0.35/sf CAM, open terms, call Stephen Keil (B) 541-5110, CB Commercial Real Estate.
- o 670-A Halekauwila St, approx 4,909 sf whse, \$0.65/sf nnn, est \$0.27/sf CAM, 3-5 yrs, call Karen Taniyama (R) 522-5991, Sofos Realty.
- o Hopaka St, 2,150 sf retail, \$1.85/sf, \$0.27/sf CAM, open terms, call Dana Peiterson (B) 541-5189, CB Commercial Real Estate.
- o 711 Kapiolani Blvd, 1,081 sf-5,858 sf ofc, \$1.95-\$2.15/sf, 3-5 yrs, call Frances Okazaki (B) 541-5111, CB Commercial Real Estate.
- o 725 Kapiolani Blvd, Imperial Plaza, 1,738 sf grnd flr retail, \$1.95/sf vs. % rent, \$0.57/sf CAM + \$0.16/sf RPT, 3-5 yrs, call Sandy Donnot (B) 541-5114, Cheryl Lau (B) 541-5142, CB Commercial Real Estate.
- o 770 Kapiolani Blvd, 492 sf-5,000 sf ofc, call Dave Blanchard 592-4818, Waterhouse Properties.
- o 629 Pohukaina St, 19,000 sf ofc, demisable, rent nego, \$0.24/sf CAM, assign sublease to 8/21/09, call James Shipman (S) 541-5184, CB Commercial Real Estate.
- o 670 Queen St, 5,000 sf-10,000 sf a/c ofc/whse, 2,044 sf whse, 1,393 sf ofc/retail, call Dave Blanchard 592-4818, Waterhouse Properties.
- o 839 Queen St, 287 sf ofc @ \$0.50/sf, 190 sf storage @ \$0.20/sf, both—2nd flr, \$0.11/sf CAM + elec, call James Shipman (S) 541-5184, CB Commercial Real Estate.
- o 956 Queen St, retail/indus, 1,050 sf ofc, 1,050 sf mezz, 4,550 sf hi-cube whse/mfg, 1,600 sf shed, 800 sf fenced yd/prkg, 2,000+ sf prkg, 110/220 power, call Tim Ching 591-8944.
- o 419 South St, Waterfront Towers Mart, 199 sf-753 sf ofc/shwrm, \$1.90/rsf gross, prkg, call Karen Taniyama (R) 522-5991, Sofos Realty.
- o 1001 Waimanu St, approx 2,000 sf 2nd flr ofc, \$0.65/sf nnn, \$0.10/sf CAM, 2-5 yrs, prkg, call John Sternberg (RA) 532-1932, Sofos Realty.
- o 1141 Waimanu St, 1) hi-cube whse: 1,983 sf streetfront w/free incomplete 2nd flr ofc, 2,094 sf & 4,021 sf offstreet, \$1.00/sf, 24-hr prkg; 2) open space: up to 30,000 sf prkg & storage for buses, trucks, etc., \$0.65-\$0.75/sf, paved, fenced & configured to suit; 3) covered space: 924 sf small shop or storage, 1,457 sf incl 270 sf ofc, good for light auto repair or detailing, \$0.85/sf; all—gross (no CAM) + GET, incl 110/220V elec, water, RPT & security, 1-3 yrs + opt, call Leroy Syrop, RPA@591-9399, Skybird Properties.
- o Ward Court, 1) 250 Ward Ave, 585 sf-870 sf improved ofc, \$1.40/usf, \$0.74/usf op exp, cust/tenant prkg; 2) 320 Ward Ave, 1,350 sf & 1,383 sf improved ofc, \$1.60/usf, \$0.74/usf op exp, cust/tenant prkg; 3) 350 Ward Ave, 2,800 sf whse @ \$1.00/usf, 504 sf-1,368 sf ofcs @ \$1.25/usf, \$0.67/usf op exp; all—run, 3-5 yrs, call Frances Okazaki (B) 541-5111, Christine Young (S) 541-5109, CB Commercial Real Estate.
- o 535 Ward Ave, 304 sf @ \$597.94/mo; 496 sf @ \$947.95/mo; both—incl. prkg, carpet, a/c, no RPT, no util, no CAM, call Pete Kimura Realty 593-9225.
- o 542 Ward Ave, free stand single-story bldg, corner lot, 2,890 sf retail/commercial, \$2.15/sf nnn, call Michael Wilson (B) 599-7313, The Hallstrom Group.
- o Waterfront Plaza, home of Restaurant Row, 1) 683 sf-25,000 sf ofc, from \$2.25/sf gross; 2) 312 sf retail w/glass front, make offer; call Stark Properties 521-8831.
- o Waterfront Towers Mart, for sale (L), 46,196 sf + 59 prkg, call Stark Properties 521-8831.
- o 1) Free stand bldg on 5,000 sf land, 3,000 sf grnd flr, 3,000 sf 2nd flr; 2) 1,182 sf grnd flr, 706 sf 2nd flr; call Lionel Low, CCIM 596-2066.

## PUBLIC HEARING ON INDUSTRIAL REQUIREMENT CHANGES (Continued from Page 1)

new high-density planned developments in Kakaako. To deal with these concerns, the HCDA is proposing to eliminate the requirement for industrial uses and the relocated commercial option in lieu of required industrial uses. The requirement would be replaced with an incentive program intended to encourage industrial uses by allowing developments providing industrial space to receive a density bonus of up to 0.3 FAR.

Copies of the public hearing item are available for inspection at the HCDA office. Those wishing to submit written comments or testimony should do so at the HCDA office on or before October 9. Those people wishing to present oral testimony at the public hearing should sign up at the time of the hearing. All speakers are requested to submit 20 copies of their statement.

## BHP GAS COMPANY (Continued from Page 3)

the past 65 years, the company has grown and changed with Hawaii over the years and left an indelible presence in Hawaii's history books. The company survived the Great Depression and World War II and flourished in the postwar years. In 1950, BHP expanded operations to the Big Island and brought gas to Oahu's windward suburbs in 1954, the year of the Gas Company's 50th birthday. In 1955, the company's employees built a

350-pound, 9-foot-high torch with a solid steel base. This torch became symbolic of Hawaii's drive for statehood, lighting the sky atop Tantalus with its 3-foot flame for the final 29 days before Hawaii officially became a state. Over the years, BHP has expanded its operations to accommodate the new state's rapid growth. By 1967, it was serving customers across Oahu and on Maui, Molokai and Kauai.

### THE KAKAOKO CONNECTION

is a publication produced by the  
**HAWAII COMMUNITY  
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